WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

P-KW-07-4042

STATE OF Tennessee
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 6-9-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Cozby	SUNTRUST MORTGAGE, INC.	
4042 Farmingham Woods Drive (ADDRESS)	(NAME) 901 SEMMES AVENUE (ADDRESS)	
HERMITAGE, TENNESSEE 37076 (CITY) (STATE) (ZIP)	RICHMOND, VA 23224 (CITY) (STATE) (ZIP)	087050A16100CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARRIE H. ROLLINS F/K/A CARRIE HUNTER AND HUSBAND, BRAD ROLLINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN COZBY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Farmingham Woods Phase IV of record in Book 7900, page 555, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carrie Hunter by deed from Gregory Jolly, married of record in Instrument 200501250009211 on 01/24/2005 and filed for record on 01/25/2005, Register Office for said County.

Carrie H. Rollins and Carrie Hunter are one in the same person.

Brad Rollins, husband of Carrie H. Rollins, joins in this conveyance for the expressed purpose of conveying any marital inteest which he may have in said property.

unimproved ( )
This is improved (X) property, known as 4042 Farmingham Woods Drive, Hermitage Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of March, 2007.

Carrie H. Rollins f/k/a Carrie Hunter

Brad Rollins by Carrie H Rollins ATTY IN FACT

Davidson County DEEDWARR
Recvd: 03/19/07 10:14 2 pgs
Fees:13.00 Taxes:591.63
20070319-0032893

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 15th day of March, 2007, before me personally appeared Carrie H. Rollins f/k/a Carrie Hunter to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of March, 2007.

Carol A. Clawson
Notary Public

My Commission Expires: 3-20-10

(SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 15th day of March, 2007, before me personally appeared Carrie H. Rollins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brad Rollins and who acknowledged he/she/they executed the same as the free act and deed of the said Brad Rollins.

Witness my hand and official seal, this the 15th day of March, 2007.

Carol A. Clawson
Notary Public

My Commission Expires: 3-20-10

(SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959